083.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	851,700 / 851,700
					USE VALUE:	851,700 / 851,700
					ASSESSED:	851,700 / 851,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89	-91	ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAREAGA SERGIO CORONADO
Owner 2:	HORTAL SERGIO CORONADO
Owner 3:	
Street 1:	89 ALPINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BONANNO ROBERT/MARINO SUSAN -
Owner 2:	IANNACCONE JANET/TRS -
Street 1:	7 BEECHWOOD TERRACE
Twn/City:	WELLESLEY
St/Prov:	MA Cntry:
Postal:	02482

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2380 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	448,300	4,400	399,000	851,700
Total Card	0.115	448,300	4,400	399,000	851,700
Total Parcel	0.115	448,300	4,400	399,000	851,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.86 | /Parcel: 357.8

Legal Description

User Acct 52169

GIS Ref

GIS Ref

Insp Date 10/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 083.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	448,400	4400	5,000.	399,000	851,800	851,800	Year End Roll	12/18/2019
2019	104	FV	372,600	4400	5,000.	393,300	770,300	770,300	Year End Roll	1/3/2019
2018	104	FV	372,600	4400	5,000.	302,100	679,100	679,100	Year End Roll	12/20/2017
2017	104	FV	349,700	4400	5,000.	285,000	639,100	639,100	Year End Roll	1/3/2017
2016	104	FV	349,700	4400	5,000.	262,200	616,300	616,300	Year End	1/4/2016
2015	104	FV	311,900	4400	5,000.	245,100	561,400	561,400	Year End Roll	12/11/2014
2014	104	FV	311,900	4400	5,000.	225,700	542,000	542,000	Year End Roll	12/16/2013
2013	104	FV	324,400	4400	5,000.	225,700	554,500	554,500		12/13/2012

!6785!

PRINT

Date	Time
12/10/20	21:30:17

LAST REV

Date	Time
09/26/19	12:07:36

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6785

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BONANNO ROBERT/	1513-146		8/17/2017		845,000	No	No		
BONANNO ANTHONY	1295-120		1/28/2007	Family	280,000	No	No		
BONANNO ANTHONY	1180-196		12/3/1997	Family	10	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2017	1171	Re-Roof	9,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	HS	Hanne S
3/1/2018	SQ Returned	MM	Mary M
11/24/2008	Meas/Inspect	189	PATRIOT
2/28/2000	Inspected	276	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	163	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	52169
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09117651
Const Adj.:	0.98696071
Adj $ / SQ:	183.081
Other Features:	118500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	649709
Depreciation:	201410
Depreciated Total:	448299

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12			BRs: 6				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

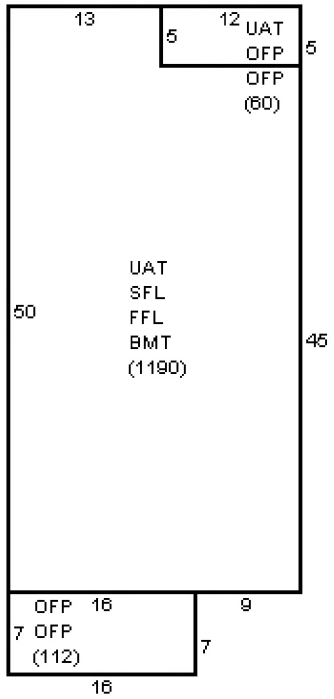
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	183.08
Special Features:	0	Val/Su Net:	106.06
Final Total:	448300	Val/Su SzAd	188.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,190	54.920	65,360
FFL	First Floor	1,190	183.080	217,867
SFL	Second Floor	1,190	183.080	217,867
OFP	Open Porch	344	21.020	7,230
UAT	Upper Attic	313	73.230	22,885
	Net Sketched Area:	4,227	Total:	531,209
Size Ad	2380	Gross Are	5164	FinArea 2380

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1925	22.72	T	40	104			4,400			4,400

More: N | Total Yard Items: 4,400 | Total Special Featues: | Total: 4,400